





# The Lane

## Gate Helmsley, York

### YO41 1JT

£800,000



A unique and beautifully enhanced detached home in Gate Helmsley.

This is a rare opportunity to purchase a truly individual four-bedroom detached home, originally constructed over 20 years ago using reclaimed materials from the former farm buildings that once stood on the site. Recently extended and further improved, the property now boasts a stunning fourth bedroom with en-suite and additional versatile living space.

Located in the sought-after village of Gate Helmsley, just 7 miles east of York and 1.5 miles from Stamford Bridge, the property enjoys easy access to a wide range of local amenities, including shops, pubs, and cafes, as well as a charming village pub on the doorstep.

The accommodation briefly comprises an entrance hallway leading to two front reception rooms a cosy sitting room and spacious living room with log burning stoves in each and sliding doors opening onto a raised patio, complete with an artisan steel and wood pergola. A second hallway gives access to a utility room, ground floor WC, and the beautifully renovated kitchen with central island, underfloor heating, and views over the central courtyard and gardens. The impressive new extension provides a third reception room or formal dining area with a wood burning stove, underfloor heating and a full-height wall of sliding glass doors opening onto a lower patio.

The modern glass balustrade, leads to the upstairs, the original layout includes two double bedrooms to the front – one with an en-suite – a stylish central bathroom with skylight, and the original master bedroom featuring a Juliet balcony. A recent addition to the rear of the property is a fourth double bedroom with its own en-suite and private staircase, offering an ideal guest suite or teenager's retreat.

Outside, the property wraps around a central lawned garden in an attractive L-shape. The landscaped outdoor spaces include two distinct patio areas, perfect for entertaining or relaxing, garage/workshop and ample parking.







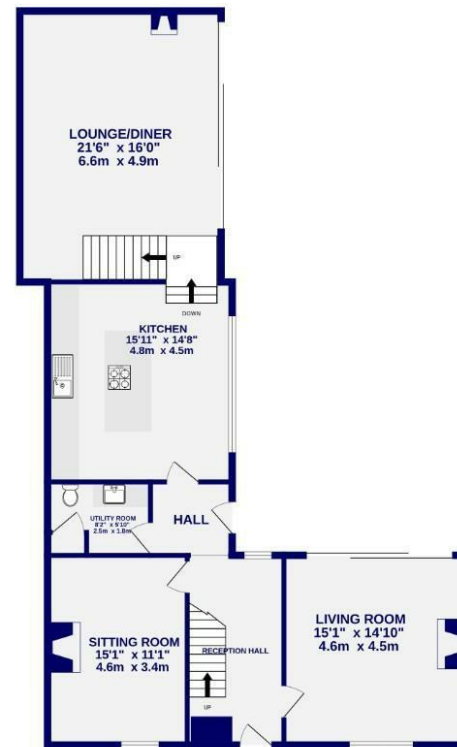


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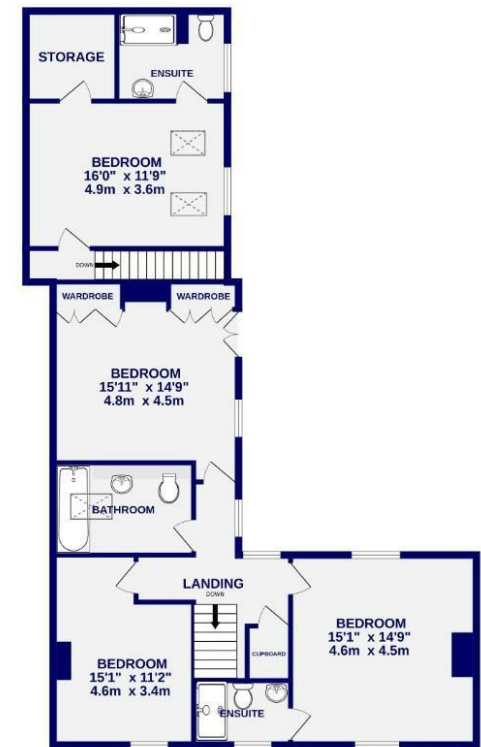
Freehold  
Council Tax Band - F

- Detached Farm House Style Property
- Recently Extended & Modernised Throughout
- Four Double Bedrooms
- Two Ensuities & A Family Bathroom
- Exquisite Curated Decor Throughout
- Central Private Garden
- Driveway & Workshop
- EPC C

GROUND FLOOR  
1140 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR  
1154 sq.ft. (107.2 sq.m.) approx.



TOTAL FLOOR AREA : 2294 sq.ft. (213.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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